



City of Santa Barbara
Airport Department

DATE: March 17, 2010
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Doug Black Masonry

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Doug Black Masonry, a Sole Proprietorship, for 5,159 square feet of unpaved land, at 125 Frederic Lopez Road, at the Santa Barbara Airport, effective April 18, 2010, for a monthly rental of \$854.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Doug Black Masonry has been an Airport tenant in good standing since May 1, 2006, leasing a yard for the storage of materials and equipment associated with a masonry business. The use conforms to existing zoning.

Due to the current economic climate, Mr. Black wishes to reduce his overhead by moving to a smaller unpaved lot.

The proposed monthly rental is based on a rate of \$.15 per square foot and is comparable to other unpaved lots on the Airport for similar use and in similar condition.

In addition, Doug Black Masonry will pay \$.40 per square foot for one 8'x40' storage container, bringing the total monthly rental to \$854. This represents a rent reduction of \$1,001 per month.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map